

City Council
Atlanta, Georgia

02-0-1062

SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-02-42
7-30-02

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **608 Ralph McGill Boulevard, N.E.** be changed from the **R-4 (Single-Family Residential)** District, to the **C-1-C (Community Business-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in land Lot 18 of the 14th District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

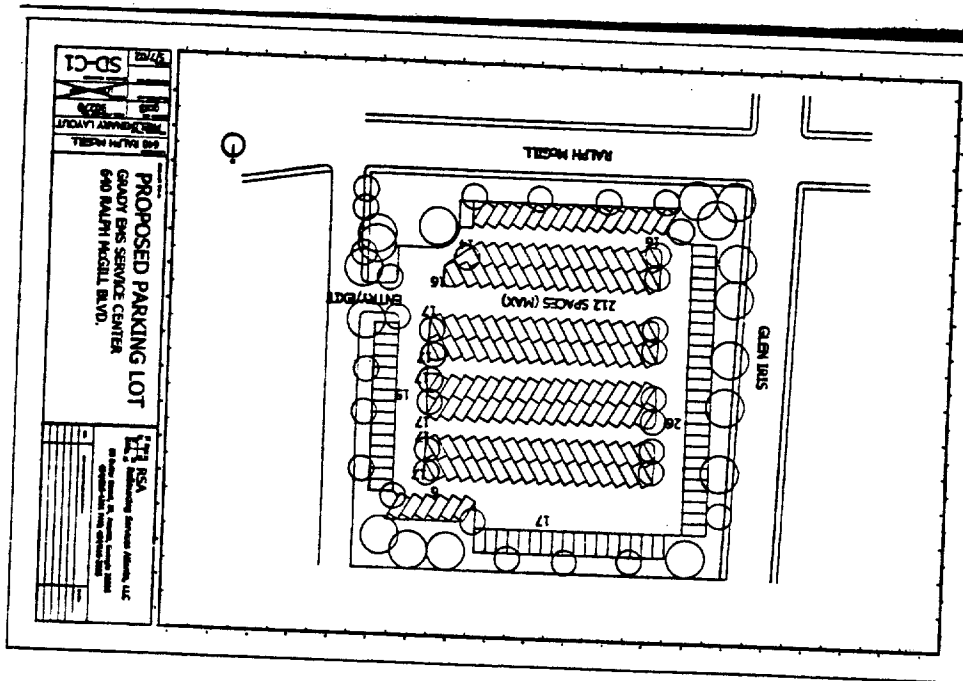
SECTION 4. That all ordinances or parts of ordinance in conflict with the terms of this ordinance are hereby repealed.

Proposed Conditions of Zoning

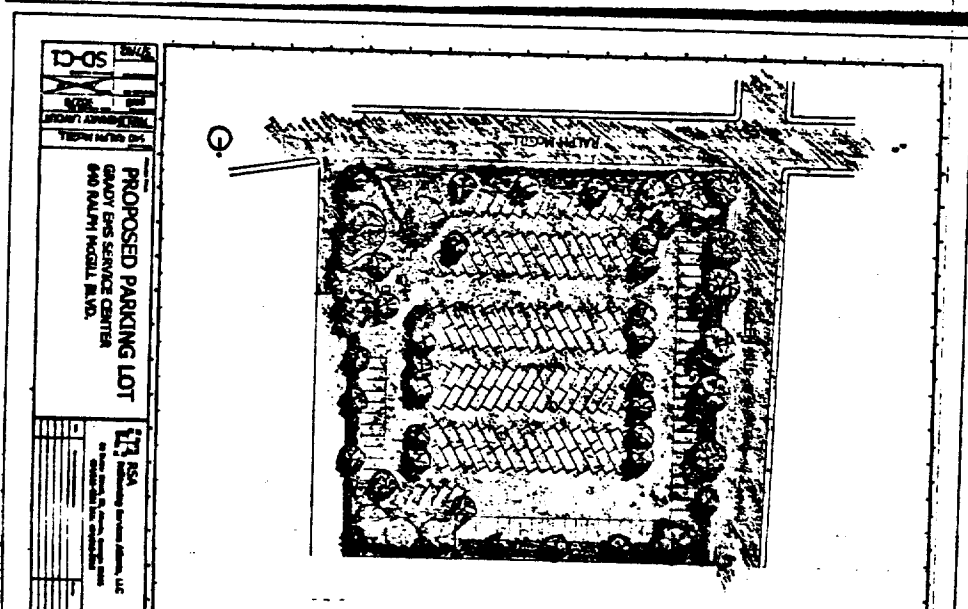
1. Site plan titled, "Proposed Parking lot/Grady EMS Service Center," prepared by RSA Resourcing Services Atlanta, LLC, dated May 7, 2002 and stamped as revised/received by the Bureau of Planning on May 9, 2002.
2. The subject property shall be maintained on a regular basis by the tenant of the property.
3. The area around the perimeter of the subject property located outside any fenced area shall be included in the regular maintenance plan for the subject property.
4. The tenant shall consider installing a pervious pavement to assist in controlling storm water run-off from the subject property. At the very least, at the time civil drawings are submitted to the City of Atlanta for permitting the subject parking lot, the portion of said drawing related to hydrology shall be simultaneously submitted to the Fourth Ward Community Coalition for review and comment.
5. The tenant of the subject property shall make available any and all traffic analysis prepared for the immediate area near and around the subject property to the Fourth Ward Community Coalition for review.
6. The tenant shall consider the economic feasibility of installing its electronic surveillance equipment on the subject property in a manner that provides surveillance of the right-of-way at the corner of Glen Iris and Ralph McGill Boulevard.
7. Prior to initiating construction at the subject property, the Fourth Ward Community Coalition shall be provided a copy of the construction schedule (ie. hours, dates, times, etc.) for review. Said information shall also include a telephone number and contact for the general contractor.



Z-02-42



PROPOSED PARKING LOT
 GRADY EMS SERVICE CENTER
 640 RALPH MOGILL BLVD.
 173 ISA
 100 RALPH MOGILL BLVD.
 100 RALPH MOGILL BLVD.
 100 RALPH MOGILL BLVD.



PROPOSED PARKING LOT
 GRADY EMS SERVICE CENTER
 640 RALPH MOGILL BLVD.
 173 ISA
 100 RALPH MOGILL BLVD.
 100 RALPH MOGILL BLVD.
 100 RALPH MOGILL BLVD.



— Exhibit "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being located in Land Lot 18 of the 14th District of Fulton County, Georgia and being more particularly described as follows:

BEGINNING at a point located at the intersection of the easterly right-of-way line of Glen Iris Drive (50' right-of-way) and the northerly right-of-way line of Ralph McGill Boulevard (50' right-of-way); thence running North $01^{\circ}18'34''$ West along the easterly right-of-way line of Glen Iris Drive a distance of 270.24 feet to a point, said point being located on the former southerly right-of-way line of the abandoned Wabash Avenue; thence continuing North $01^{\circ}18'34''$ West along said easterly right-of-way line a distance of 25.0 feet to the former centerline of the abandoned Wabash Avenue; thence leaving the easterly right-of-way line of Glen Iris Drive and running North $88^{\circ}01'02''$ East along the former centerline of the abandoned Wabash Avenue a distance of 311.08 feet to a point, said point being located on the westerly right-of-way line of Fortune Street (50' right-of-way); thence leaving the former centerline of the abandoned Wabash Avenue and running South $01^{\circ}06'51''$ East along the westerly right-of-way line of Fortune Street a distance of 25.0 feet to a concrete monument, said monument being located on the former southerly right-of-way line of the abandoned Wabash Avenue; thence continuing South $01^{\circ}06'51''$ East along said westerly right-of-way line a distance of 271.09 feet to a point, said point being located on the northerly right-of-way line of Ralph McGill Boulevard; thence leaving the westerly right-of-way line of Fortune Street and running South $88^{\circ}10'23''$ West along the northerly right-of-way line of Ralph McGill Boulevard a distance of 310.06 feet to a point, said point being located on the easterly right-of-way line of Glen Iris Drive and also being the POINT OF BEGINNING, as per Property Survey for Ivan Allen Company dated July 16, 1987 and being last revised on August 10, 1987, prepared by Lowe Engineers, Inc. and bearing the certification of Wm. J. Daniel III, Georgia Registered Land Surveyor No. 2257.

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